

The Regional Highlands Center at Mount Paul



- Jefferson Township, Morris County

243 Mount Paul Road
Oak Ridge, NJ 07438

RSVP and CONTACT INFORMATION

* You must RSVP by **May 11, 2009** if you wish to attend one of the two on-site tours.

1st On-site Tour: Monday, May 18, 2009

2nd On-site Tour: Wednesday, May 20, 2009

* **RFI responses due June 5, 2009.**

NJDEP

Green Acres contact:

Courtney Wald-Wittkop
Green Acres Program,
501 E. State Street, P.O. Box 412,
Trenton, NJ 08625-0412
609-984-0500

Courtney.wald-wittkop@dep.state.nj.us



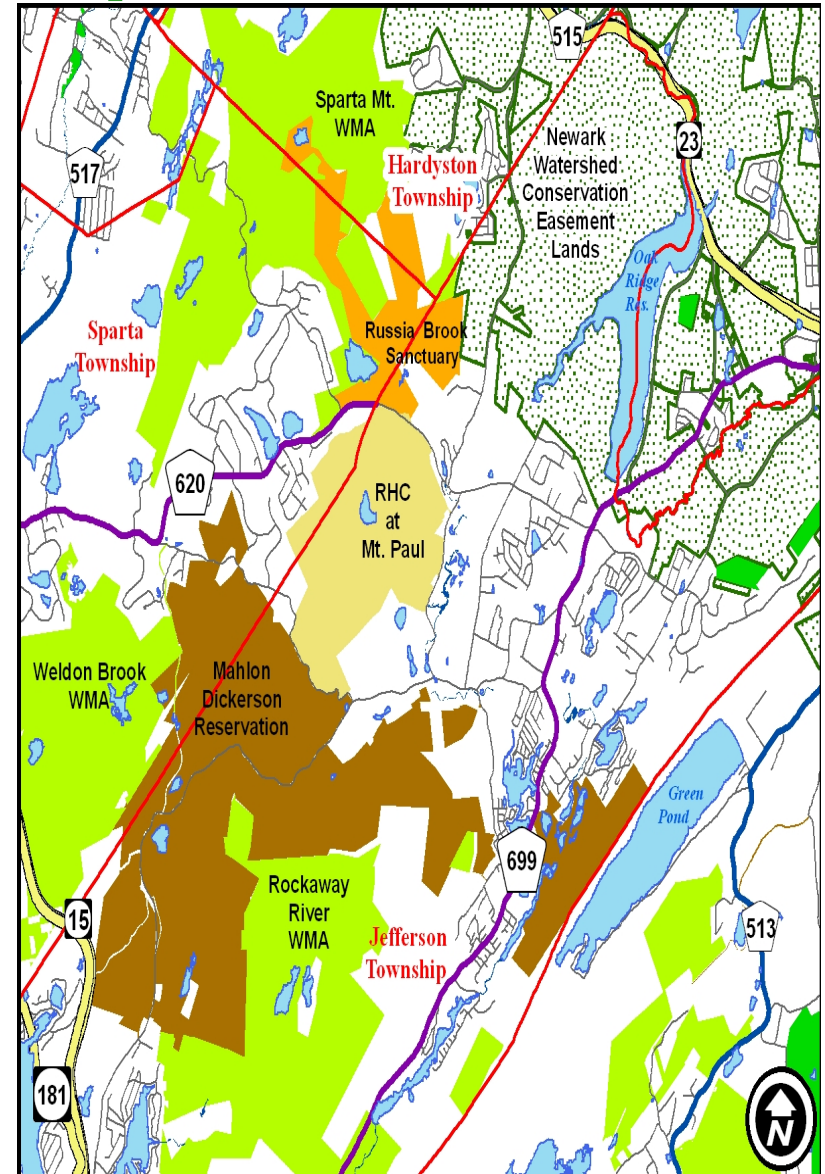
THE GREEN ACRES PROGRAM



PLEASE NOTE:

Although the Mount Paul property is under contract to the State, it is currently held by the Paulist Fathers as a private retreat house. Trespassing is not permitted.

Out of respect to the Paulist Fathers, please do not attempt to enter the property, except at the time of the onsite tour described on page 6 or at a time pre-arranged through the Green Acres Program.

**Map**



General Overview of Property

Amenities:

The RHC's primary structure is a dormitory-style building with 35 private and semi-private sleeping rooms, various large and medium size meeting spaces, shared bath facilities, an indoor basketball court and a commercial grade kitchen.

There is a three bedroom, two full bath single-family home onsite with a deck and lake views.

A wooden barn on site is suitable for storage or could serve as a garage.

Currently there is parking near the dorm for up to eight cars and an adjacent field can accommodate an additional hundred cars.

All the buildings are situated near a large lake with a dock.

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BACKGROUND INFORMATION

The Regional Highlands Center (RHC) at Mount Paul is located in Oak Ridge, New Jersey. It is surrounded by over 1,100 acres of prime, contiguous forest and rolling topography, as well as a large lake for canoeing, fishing and swimming. A section of the Highlands Trail runs through the property, which is complemented by an internal loop trail system.

The site is nestled within the heart of New Jersey's Highland Region, which is part of the two million acre, national Highlands region. The NY-NJ Highlands protects and promotes some of the East's most remarkable natural and cultural resources. The RHC property is under contract to the State of New Jersey, Department of Environmental Protection (DEP). It is the Department's intention that the land will serve a long-term recreation and open space conservation related purpose.

The Department requests the participation of qualified facility managers to explore promising business opportunities that could support the future operations and marketing of the Regional Highlands Center at Mount Paul.

What to Include in the RFI....

A response to the RFI must include:

1. Identification of your organization, including:

- Organization name & address;
- Name and contact person for the RFI;
- Description of organization and mission; and
- Promotional and/or marketing materials for your organization.

2. A brief narrative expressing your proposed use and interest in the Regional Highlands Center at Mount Paul. Please include an explanation describing how the property's location in the NJ Highlands region will enhance or contribute to the overall relevancy of your operation.

3. Qualifications demonstrating that the organization will be able to manage the facility and carry out the proposed uses, including:

- Previous experience with property management.
- Qualifications of those individuals intended to manage the site; and
- Breakdown of the revenue stream anticipated from use of the facility.



The DEP's immediate priorities for the Regional Highlands Center include:

- Maintenance and proper upkeep of the buildings on site and the exploration of their potential future uses (such as hostel, lodge, conference center, satellite educational facilities, environmental education center, etc);
- Expanding public access and creating educational/ interpretive programs for the New Jersey Highlands with a tie to the National Highlands Region; and
- Finding an appropriate management entity/entities to oversee the Regional Highlands Center operations, including use and maintenance of onsite amenities such as the dormitory, trails and the single family house; facility and grounds maintenance; and marketing to stimulate revenue and use of the Center.



The State of New Jersey's goal is to establish a revenue-generating public amenity on the premises that will highlight the property's conservation and recreational characteristics.

The Department is seeking input in the form of a request for information (RFI) from resort managers, conference and retreat organizers, educational institutions, outdoor clubs, hostel operators and non-profit organizations. The desire is to solicit proposals for management models that will identify potential revenue and promote both access to and use of the area and its onsite amenities. Recommendations should seek to market this new State asset to its fullest potential considering both its local and regional relevance.

On-Site Tour

Organizations interested in submitting an RFI are invited to an onsite tour on either **Monday, May 18, 2009** or **Wednesday, May 20, 2009**. The on-site tour is an opportunity to familiarize interested parties with the facility and the area. If you wish to attend either tour date, please RSVP to the Green Acres Program by May 11, 2009. Tour times will be arranged by appointment.

Please note that Mount Paul is a private retreat house; trespassing is not permitted. Out of respect to the Paulist Fathers, all visits should be coordinated by Green Acres.



The Purpose of the RFI

The Department envisions that the facility at the Regional Highlands Center will be managed and operated by another organization. This RFI process begins the Department's process of seeking to identify appropriate organization to assume that role.

The Department is seeking recommendations and feedback from for-profit and not-for-profit facility and resort managers regarding potential business models and opportunities that may be feasible on the site. The RFI is the first step in defining the future management and use of the Regional Highlands Center at Mount Paul. The State's acquisition is expected to be completed by early Fall 2009.

